



Submission ID

8794128a

Submission date

26/10/2025 15:20

Submission status

SUBMITTED



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Select a Project:

Mount Uniacke Quarry Expansion Project



Comments:

The following are some key concerns related to the existing quarry and the expansion. I will be following up with detailed supporting information in the coming days:

Illegal Wetland Alterations

Wetland area WL7 (WSP 2015), south of the approved area, has been illegally filled in, destroying a natural ecosystem.

The wetland area at the northern boundary of the approved area has been illegally altered based 2023 aerial images. The present condition is unknown and may have worsened.

The fate of wetland areas WL1 to WL6 and water course WC1 (WSP 2015) are unknown and are not displayed on the 2025 WSP drawings. Have these also been illegally altered or destroyed?

WSP 2023 data identifies damage to wetlands associated with the logging (clear-cutting) activities that facilitated the original quarry approval. Aerial images show this damage (depressions from equipment tracks and tires) running directly for the present and proposed quarry to the wetlands of the Sackville River Headwaters. These depressions will facilitate run-off from the quarry to the wetlands of the Sackville River Headwaters.

Future Destruction of Wetlands

2025 WSP drawings show 10 wetlands that will be destroyed to facilitate this quarry.

The report also indicates the future quarry area will cross onto the water shed that leads to Cockscomb Lake, a direct water supply to homes.

Buried C&D Waste and Pyritic Slate

Community surveillance has identified construction and demolition waste, pyritic slate, and other possibly contaminated soils have been used to destroy the WL7 wetland site. Which is now being used for the settling pond and laydown area for quarry activities.

Possible Toxic Discharges

In 2023, the community requested NSECC test for toxic compounds (Metals, Volatile Organic Compounds (VOC's), Polycyclic Aromatic Hydrocarbons (PAH's), Polyfluoroalkyl Substances (PFAS)), commonly associated with C&D Waste and contaminated soils, be completed on the WL7 infill materials. This testing should have been included in NSECC's 2024 request for additional information. It was not. What toxic chemicals are now leaching into the soil, water table, and wetlands of the Sackville River Headwaters?

Dangerous Nitrite Levels (WSP Report Sept. 16, 2025)

Latest water tests revealed nitrite levels (from blasting compounds) nearly three times higher than what's safe for fish, discharging directly from the illegally located settling pond. This effluent flows immediately downhill to the wetlands of the Sackville River Headwaters, ~134m away. The report fails to identify the other impacts nitrates (nitrogen) can have on water bodies, algae blooms consume oxygen in water (also harmful to fish), and blue-green algae is poisonous to wildlife, humans, and pets.

Non-Compliant Blasting Monitoring

Blasting monitoring results are inaccurate and unreliable. Blast monitoring equipment was incorrectly positioned, not setup or configured properly, invalidating official blast data.

Name:

Email:

City/Town

Mount Uniacke

Postal Code

B0N 1Z0

Attachment(s):

Drag & drop or [choose file](#) to upload

Maximum file size per file: 10 MB

Accepted file types: doc, docx, jpg, jpeg, pdf, png, xls, xlsx

Maximum number of files allowed: 10

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79e57003

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26/10/2025 22:25

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Select a Project:

Mount Uniacke Quarry Expansion Project

**Comments:**

Evidently if this company isn't following the rules now. They shouldn't be allowed to expand.
I have seen numerous pictures of issues on the current site. This needs to be addressed.

Name:**Email:**

City/Town

Mount Uniacke

Postal Code

B0N 1Z0

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From:
To: [Environment Assessment Web Account](#)
Subject: Proposed Mount Uniacke Quarry Expansion
Date: October 27, 2025 11:56:55 AM

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To Whom it may concern

Thirty-seven years ago I purchased 1300 acres on the North side of Cockscomb Lake in Mount Uniacke where I had to build 1 kilometre of Highway on the Uniacke Mines Road (at my expense) to access my property which I then turned over to the NS Government at no charge. I then built 3 kilometers of high-quality Partridge Lane road along the North side of the lake and sold 30 Lots 25 of which have had large, beautiful homes built on them with taxes ranging from \$6,000.00 per year to \$10,000 per year. The latest house sale was for \$1.7 million dollars. I personally live on the lake and have witnessed firsthand all the issues with this Quarry which is appraised at only \$30,000 dollars & pays annual taxes of just \$280.00 a year vs the almost \$250,000 paid to the Municipality of East Hants (which has unanimously opposed the expansion of this quarry) by just the residence in my subdivision.

This is one of the most beautiful subdivisions in Nova Scotia.

Approximately 10 years ago when I was about to proceed with my final 10 waterfront lots phase 4 of the subdivision NCCI group was given approval to build a quarry which they now want to expand by 10 fold. I put my plans on hold as I could not in good conscience sell lots to unaware buyers hoping for a beautiful piece of Nova Scotia to call home. This quarry was not needed as the area is already serviced by 4 other quarries within reasonable distances (Meehans, Davis, Miller & 1 more). This is a potential additional tax base lost by the Municipality of East Hants which far exceeds the revenue from the Quarry of only \$280.00 per year.

If this Quarry is allowed to expand I will be unable to develop lots on that portion of my property which is on the Uniacke Mines Road as it will be less than 1 kilometer from the Quarry causing further loss tax revenue.

Wednesday October 15 at a community meeting of over 75 people at the Mount Uniacke Legion we heard of cracked basements, wells which had run dry (some prior to this year), children who could not play outdoors and heat pumps that need to be cleaned every week, while windows need to be kept closed all due to the dust created by the steady stream of large trucks on this gravel road.

There are numerous environmental and operational non conformances at the quarry that have been clearly demonstrated.

We are not antidevelopment however there was no need for this quarry in the first place and definitely there is no need for its expansion as it has already become a nightmare for our neighbourhoods.

Sincerely

Casel Holdings Ltd

Mount Uniacke, NS

**Submission ID**

60dc6343

Submission date

27/10/2025 18:23

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Select a Project:

Mount Uniacke Quarry Expansion Project

**Comments:**

NO WAY.... close to lake and homes!!!! run off!!!

Name:**Email:**

City/Town

Dartmouth

Postal Code

B3A 0A6

Attachment(s):

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From: [Rahman, Mohammad](#)
To: [Rafferty, Meghan](#)
Cc: [Tutty, Bridget R](#); [Bowen, Lynn A](#)
Subject: FW: Mount Uniacke Quarry Expansion
Date: November 5, 2025 9:59:53 AM

----- Original Message -----

From: @outlook.com>
Received: Mon Oct 27 2025 13:46:08 GMT-0300 (Atlantic Daylight Time)
To: PNS Environment <minister.environment@novascotia.ca>; Minister of Environment <minister.environment@novascotia.ca>; Minister of Environment <minister.environment@novascotia.ca>; Minister of Environment and Climate Change of Environment and Climate Change <minister.environment@novascotia.ca>; Minister of Environment <minister.environment@novascotia.ca>; ECC Minister <minister.environment@novascotia.ca>; PNS Environment & Climate Change <minister.environment@novascotia.ca>; Minister Environment and Climate Change <minister.environment@novascotia.ca>; Environment Minister <minister.environment@novascotia.ca>;
Subject: Mount Uniacke Quarry Expansion

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Hi, my name is and I live in Mount Uniacke, NS.

There has been a quarry here in town for quite awhile and I noticed that they applied for an expansion.

I object to this to an extreme degree. They should not be allowed to expand operations when they have been purposely lying and trying to hide the fact that they have been destroying the environment around the quarry.

From the tailings pond not being properly maintained, to the nitrates in the ground being obscenely higher than what was required of them to even do the quarry in the first place. The wetland areas that were supposed to be protected have been either filled in illegally or destroyed by the pollution that has been coming from the quarry and noone is being held accountable.

Why should this company be allowed an expansion when they aren't even following the rules that they agreed to when opening the quarry to begin with?

This is not responsible development of minerals, this is prolonged and mindless destruction of the area around the quarry.

Asides from the blatant environmental damage, the blasting has damaged many homes. Some people I've talked to have said that windows and walls were damaged and I feel as if the quarry needs to be held responsible for that as well.

Please, do not allow the quarry to expand. They cannot be rewarded for the damage that they are willfully doing and the lying that they are doing to hide it. Please do the job that you guys were elected for and stand up for the people of Mount Uniacke.

-

From:
To: [Environment Assessment Web Account](#)
Subject: Mount Uniacke Quarry Expansion Project
Date: October 28, 2025 11:23:58 AM
Attachments: [04 - NSE Application Review \(2015\) - 2025-10-26 - Comments - BSP .pdf](#)

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Hello,

I'm writing in regards to my concerns regarding the expansion of the quarry. I've reviewed the documents on <https://novascotia.ca/nse/ea/mount-uniacke-quarry-expansion> and it's upsetting that it does not give the full scope of the project dating back to 2015. Members of our community have been meticulously documenting communication regarding the expansion for the past decade and the concerns they have voiced don't appear anywhere on the site.

The Mount Uniacke Quarry Expansion EA Addendum from Sept 2025 does not take into account the extreme weather we have experienced in the last few years - flood of 2023, drought this year. It's looking at average rainfall that is no longer accurate in order to justify damaging wetlands and possibly contaminating local rivers.

My other concern is for housing in the community. Mount Uniacke is very near to the HRM, and according to Bylaw 500 from Mun. of East Hants, the expansion will render a lot of land surrounding the quarry not fit for development - land that is directly in Mount Uniacke, very close to the community.

Our community also has documentation that concerns were initially raised in 2015 that the quarry would look to expand beyond the 4ha and how the process may be streamlined since a quarry already exists. The document reads with a tone that the community was foolish for feeling that way, but here we are, ten years later. (original application attached).

Regards,

Mount Uniacke, B0N1Z0

Report

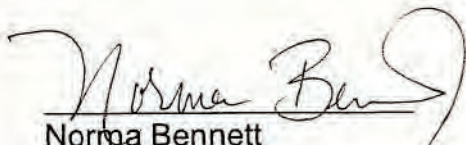
Application For Approval

Application Number: 2014-091797

File Number: 94500-30-BED-2014-091797

Central Region

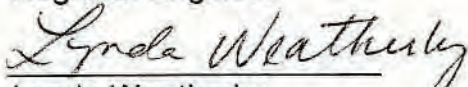
Bedford


Norma Bennett
District Manager

July 14/15
Date

Adam d'Entremont, P.Eng
Regional Engineer

Date


Lynda Weatherby
Inspector Specialist

July 6, 2015
Date

Report

File No:92100-30-BED-091797

Application No:2014-091797

**File Name:Northumberland Capital Corp. Inc
Quarry
Mount Uniacke, Hants County**

A. Purpose

In accordance with the Activity Designation Regulations , division V Part 2 (13) The construction, operation or reclamation of (f) a quarry where a ground disturbance is made for the purpose of removing aggregate with the use of explosives; is designated an activity.

B. Introduction

To evaluate the potential environmental effects associated with the operation by Northumberland Capital Corp. Inc of a Quarry at Mount Uniacke, Hants County. The proposed Quarry is located on map series 11D/13, grid reference E435816 N4973582, PID # 45155801.

C. Discussion

The Approval Holder, Northumberland Capital Corp. Limited (in good standings), intends to utilize the area on an as needed basis to meet their requirements. The proposed quarry will be used to manufacture construction aggregates, to be used on PWC, NSTIR and private construction contracts. The proposed quarry will be operated on lands leased by the Approval Holder from Elmsdale Lumber Company.

The Approval Holder plans to extract aggregate an estimated 30,000 - 40,000 metric tonnes per year, depending on local construction contracts. Crushing will be completed with mobile crushing equipment. Stockpiling will take place on the site. Washing of aggregate is not expected to take place. Structures on the site will include the scale and scale house. Blasting activities will be designed and completed by a certified company and in accordance with the Regulations.

The closest dwelling, as indicated on the survey plans in the reference documents, is shown to be 1602 metres from the proposed associated works, which meets the minimum separation distance of 800 metres from a structure. As per the Pit and Quarry Guidelines, this separation distance is measured from the working face and point of blast to the foundation or base of the structure.

The proposed area of operation covered by this Approval will exceed the 30 metre separation distance from other adjoining properties. The proposed area of operation covered by this Approval will meet all of the separation distances as specified in the Pit and Quarry Guidelines.

The applicant has explained that access to the site will be via an upgraded existing access road constructed by the property owners to support their lumber operations. During a site visit it was noted that the road was in disrepair and currently impacts a wetland. NSE has indicated to the proponent that as this road is not part of the Approval the owner of the site will be required to submit an application for wetland alteration prior to upgrades being completed.

Alternatively, NSE would be receptive to allowing the road to be moved to a site that does not impact a wetland. This road does not form part of the 3.99 hectare lease.

The general location of the quarry is associated with the Mount Uniacke Gold Mining District. The Applicant has shown evidence that the quarry is not located in the District and that the nearest known tailings piles are 1.35 km away. During a site visit NSE inspector noticed some Halifax bedrock folded into an outcrop. NSE requested that the proponent complete sampling identified in the Sulphide Bearing Material Disposal Regulations. The tests were completed and the testing confirmed that no sulfide bearing materials were present at the drilled locations, leading NSE to believe that the site is acceptable for the quarrying operations. A term and condition will be included in the Approval requiring any sulfide bearing materials discovered during quarrying be reported to the Department.

During a site visit on April 30, 2015 NSE inspectors identified a potential wetlands not shown on the Application. The proponent was asked to have the site delineated. A report was provided to the Department identifying a small wetland at the north boundary of the proposed quarry site. A term and condition is included in the Approval to maintain a 30m buffer to the wetland.

D. Environmental Impact Section

The following Environmental impacts have been considered and included in report where applicable:

i) Air emissions:

Air emissions from quarries are mostly associated with the truck and equipment operation. GHG emissions are controlled where possible by turning off equipment while not in use and limiting idle times for trucks. Particulate emissions are discussed later.

ii) Surface Water:

The nearest surfacewater body to the site is 297m down gradient to the south. The proponent will construct a settling pond on the site to allow for sediment to drop out of solution before being discharged. During periods of heavy rains the proponent will pump excess water through filter bags to provide additional assistance

Surfacewater will be monitored quarterly in accordance with the templated terms and conditions.

iii) Groundwater:

The approval includes terms and conditions requiring an amendment to this approval prior to the proponent excavating below the water table. No groundwater monitoring is recommended at this time.

iv) Wastewater:
Not Applicable

v) Storm water:

Stormwater will be controlled via grading and ditching with impacted site effluent being directed to a settling pond. The proponent will also use hay, silts fences and hydroseeding to control erosion caused by stormwater.

vi) Noise and Dust:

Environmental impact from noise and dust are expected to be minimal as the proposed area meets the required minimum separation distances

from the nearest residential dwelling. Noise and dust will be further restricted to the limits set forth in the Department of Environment and Labour *Pit and Quarry Guidelines* and shall be monitored at the Department's request.

vii) Solid Waste:
Not Applicable

viii) Dangerous Goods/Waste Dangerous Goods:

There is no planned storage of any hazardous materials on site. Refuelling will be done using mobile fuel trucks or onsite fuel tank. All fuel storage and refuelling will be done in accordance with the Petroleum Management Regulations

ix) Site suitability and impact to soils

The local area is known as the Mount Uniacke Gold Mining District. There has been some concern that the construction of a quarry would impact the existing tailing piles, or disturb unknown goldmining shafts. There has been no evidence to support these concerns. The information that is available suggest that the nearest tailings piles would be 1.35 km away.

E. Rehabilitation

The proponent has provided some general plans for rehabilitation and committed to begin rehabilitation once 1.5- 2 ha of the source aggregate has been removed. The approval will include terms and conditions for submission of rehabilitation plans and bonding in accordance with the template.

F. Environmental Assessment

Not Applicable

G. Financial Security and/or Environmental Liability Insurance

The quarry will require a financial security in a method acceptable to the minister as described in the Activity Designation Regulations. The security will be required for the life of the facility .

H. Compliance Issues

A brief search of the proponent showed no outstanding compliance issues to

date. The company , Northumberland Capital Corp, does not have a history with the department.

A broader search of companies known to be owned by the same directors was also completed. This search showed All Terrain received a compliance item from an inspector, which was complied with.

I. Other Considerations pertaining to the issuance of approval

The Municipality of East Hants confirmed they have no zoning restrictions or bylaws in the area of the proposed quarry. The Municipality noted they rely on Provincial regulators to determine if a quarry is acceptable.

A letter was circulated during the Approval process indicating that the proponent held mineral rights to the area , which caused some confusion to the public. It was generally thought that Northumberland Capital Corp was going to be mining gold . After some basic investigations and discussions with the Department of Natural Resources (DNR) it was determined that the claim was false and that neither Northumberland Capital Corp nor its directors have an exploration licence for the site. Additionally, it should also be noted that mineral exploration and quarrying activities are not mutually exclusive and can co-exist.

J. Contingency Plan

Not Applicable

K. Reporting

An Annual report is required to be supplied by the Approval Holder as noted in term and condition 12 a & b . The Annual report is required to include any monitoring required by the Approval, and is to be delivered by January 15, 2015.

L. Public Consultation / Stakeholder Input

Public consultation was undertake by the proponent in accordance with the Department's guidelines. A number of issues were raised during the consultation regarding the site location, impacts to ground and surface water, noise and dust, the process of public consultation, and the access roads.

There appears to have been some incorrect information circulated in the community which lead most to believe that the quarry would be in excess of several hundred acres once completed, and that Environmental Assessment regulations could be skirted by only applying for a 4 hectare quarry and doing an

expansion in the future. Both of these statements were incorrect.

The proponent supplied NSE with a report summarizing the public consultation and made the document available to anyone whom provided comments.

Post-consultation NSE received several complaints regarding the consultation process. The major complaint were that the proponent ads were undersized and the dates used (near Christmas Holiday) did not attract enough attention. The proponent followed NSE criteria for consultation , and extended the time frame for responses at the request of NSE.

It was also determined based on other quarry consultations in the Province that additional consultation would not result in any benefit to the community or proponent.

M. Aboriginal Consultation

Aboriginal notification was provided to the Sipekne'katik First Nations and the KMKNO . No comments were received from either notification.

N. Recommendation

The information in the application to construct ,operate and reclaim a quarry has been reviewed and it is recommended that the construction operation and reclamation of the facility be approved subject to the attached terms and conditions. The Approval will be valid for 10 years.

Adam d'Entremont, P.Eng



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2828e1d4

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Select a Project:

Mount Uniacke Quarry Expansion Project



Comments:

Dear Minister and Assessment Review Team,

I am writing to express my opposition to the proposed expansion of the Mount Uniacke Quarry from approximately 4 hectares to 40 hectares, as outlined in the Environmental Assessment Registration and Addendum.

This project raises serious environmental and community concerns:

Environmental Risks:

- The expansion threatens sensitive wetland ecosystems and headwaters of the Sackville

River. Water testing has already shown nitrite levels nearly three times above safe limits, with runoff flowing toward these sensitive ecosystems. Further expansion will increase the risk of contamination and harm to aquatic life.

- Expansion increases the risk of groundwater contamination for residents who rely on wells and lakes for drinking water.
- Climate resilience measures for extreme rainfall events and settling pond capacity remain unclear, raising concerns about uncontrolled runoff.

Community and Property Impacts:

- Blasting has caused cracked foundations, broken windows, damaged wells, and air quality issues from dust. These impacts have been documented kilometres away.
- Property values will decline in this growing residential area, undermining livability and its appeal as a bedroom community.

Traffic and Safety:

- Nearby roads, including Uniacke Mines Road, is already in poor condition and cannot safely handle increased heavy truck traffic. Residents have complained to the municipality about speeding, near misses with pedestrians, plus dust and noise issues.

Long-Term Impact:

- The project's lifespan is estimated at 30–50 years, locking the community into decades of industrial activity, eroding the rural character and environmental integrity that residents value.

There are sufficient existing quarries in the region to meet construction needs without sacrificing the health, safety, and character of Mount Uniacke. Please deny approval for this expansion.

Thank you for considering my comments.

Name:

Email:

City/Town

Postal Code

Attachment(s):

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To: [Environment Assessment Web Account](#)
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Date: October 28, 2025 6:3 :42 PM

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Hello I just read an extremely biased article claiming residents are opposing the quarry expansion. The article fails to mention in the headline that these residents belong to the stop the mount Uniacke quarry expansion group. How convenient to leave that information out.

My opinion on this expansion is that it should definitely go forward. Nova Scotia's economy is embarrassing and we are currently 10th of 10 economies in North America. I think the reason for this largely boils down to these activist groups who seem to love and want poverty for everyone. I personally do not want to live in poverty or have to line up for government issued sandwich since no one can afford to make it on their own anymore. Please expand and tell these wingnuts to go get a job for Christ's sake.

From:
To: [Premier](#)
Cc: [Minister, Env; Environment Assessment Web Account; paulwozneymla@gmail.com; Lisa Lachance; info@mombourquette.ca; info@ianrankin.ca; Brad Johns, MLA Sackville - Uniacke; eroulston@easthants.ca; Michael Perry; kody.blois@parl.gc.ca](#)
Subject: A Letter from your concerned Citizens
Date: October 28, 2025 10:37:27 PM
Attachments: [LETTER FROM MEH, Sept 2023.pdf](#)
[LETTER FROM MEH, SEPT 2025.pdf](#)
[LETTER FROM MEH, OCT 2025.pdf](#)
[East Uniacke Road Bridge - 2025-10-17 - BSP.pdf](#)

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**** EXTERNAL EMAIL / COURRIEL EXTERNE ****

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Honorable Premier Houston:

We are writing to you directly regarding the pending approval of the Northumberland Capital Corp. (NCCI) quarry expansion project located off Uniacke Mines Road in Mount Uniacke.

We address this to you specifically, Premier Houston, because although Minister Halman's signature will be required to approve the expansion, to many in our community, it is clear that you are the true decision-maker in this matter. You have been forthright, since your election, about your focus on expanding resource activity across Nova Scotia. However, while responsible resource development can benefit the province, this particular project in this particular location poses significant environmental, safety, and community harms that cannot be ignored.

Background and Context:

Mount Uniacke already hosts three active aggregate quarries, along with an asphalt and a cement plant—all of which operate responsibly and without public harm or opposition. Yet NCCI seeks to expand operations on a site that has already generated years of documented community hardship, environmental risk, and repeated and proven non-compliance with its existing industrial approval.

The Municipality of East Hants has written three formal letters to Minister Halman since 2023 expressing clear opposition to this expansion (copies attached). Their concerns include lost tax revenue potential from future housing developments, increased financial strain on the municipality, and long-term impediments to community growth.

Given the province's ongoing housing crisis, it is perplexing that your government would support a project that jeopardizes much-needed residential development and sustainable community planning.

Community Impacts and Safety Concerns:

- *For nearly a decade*, residents along Uniacke Mines Road have endured severe hardships caused by NCCI's operations, including:

- *Structural and well damage from blasting, with PTSD-like effects on some residents and their pets.*
- *Dust and noise from constant truck traffic, operating up to 12 hours per day, seven days per week. This is indicated in NCCI's 'Application to Renew' dated May 6/25*
- *Unsafe road conditions on the County gravel road, where the legal speed limit of 80 km/h endangers all who travel it.*
- *The loss of an effective Community Liaison Committee (CLC) - a process that was misrepresented by NCCI and ultimately undermined, depriving residents of a vital communication tool.*

Despite repeated efforts, these issues have not been addressed by either NCCI or Nova Scotia Environment and Climate Change (NSECC). Our community feels abandoned and unheard.

Documented Violations and Environmental Risks:

Minister Halman's compliance staff met with our MLA, Mr. Johns, and community members two years ago. During that meeting, officials were provided with chronologically dated aerial photographs and other evidence of serious environmental violations, including:

- *Operation beyond the approved 3.99-hectare site and within the 30m boundary buffer.*
- *Effluent discharge escaping from the settling pond.*
- *Untested construction debris and foreign soils were dumped near the wetlands and Sackville River headwaters—apparently sourced from NCCI's sister company, Allterrain Contracting Inc., in violation of their operating approval.*
- *A subsequent WSP Engineering soil test confirmed elevated nitrate contamination, harmful to local ecosystems.*
- *Equally troubling is the infilling of Wetland 7, a clear violation of NSECC's 2015 directives. Instead of enforcing penalties, the department amended NCCI's industrial approval to include this illegally altered wetland area, effectively rewarding non-compliance. This decision undermines the integrity of the entire regulatory process. It contradicts the purpose of the 3.99-hectare loophole, which was designed to avoid environmental assessments before approval of any 3.99-hectare project.*

Personal and Environmental Stakes:

The proposed expansion boundary would extend across the watershed of Cockscomb Lake, upon which our home and others rely for clean, spring-fed water. Any contamination from quarry runoff threatens not only our lake's ecosystem but also the health and safety of residents who depend on it for household water.

As seniors on fixed incomes, the risk of losing our well - already a \$17,000 investment - is financially and emotionally devastating. Many others in the community share similar concerns.

Accountability and Leadership:

Premier Houston, this issue is larger than one quarry. It speaks to how your government values citizen protection, environmental stewardship, and accountability. *Nova Scotians expect leadership that enforces our ecological laws and holds corporations to the same standard as citizens.*

To ignore documented violations and community harm is to condone them. When governments allow unlawful corporate behavior to continue unchecked, the damage extends beyond the environment - *it erodes public trust*.

Our Requests:

We respectfully ask that you:

- ***DENY the NCCI quarry expansion*** application based on proven violations, environmental risks, and community opposition.
- *Hold a two-hour public Q&A session in Mount Uniacke - with you and Minister Halman present - before any final decision is made, to ensure transparency and accountability.*
- *Request that further testing for metals, VOCs, PAHs, and PFAS, which were not requested or completed by NSECC or NCCI, be done. These contaminants may be leaching into the groundwater and moving toward the wetland over time. **The high levels of nitrate are already known.** Without more in-depth testing, the extent of contamination remains unknown, and delays increase the risk of worsening pollution.*
- *Delay the November 12 decision date until this session happens and all relevant evidence is publicly reviewed.*

Conclusion:

While we recognize the value of responsible resource development, it cannot come at the expense of public safety, community well-being, and environmental integrity. To proceed with this expansion **despite ALL scientific data** would set a dangerous precedent - and send a clear message to all Nova Scotians - that profit outweighs accountability, and that violations are tolerated.

Should your government approve this project, many citizens will not forget how their rights, voices, and environment were disregarded. Nova Scotians deserve better, Sir.

We thank you for your time and consideration, and we look forward to your response.

Respectfully,

Attachments:

MEH Letters to Minister Halman (2023–2025)
Photographic and aerial evidence (submitted previously to NSECC)



September 28, 2023

Allison Fitzpatrick
Environmental Assessment Branch
Department of Environment and Climate Change
PO Box 442
Halifax, NS, B3J 2P8

Dear Ms. Fitzpatrick:

Thank you for the opportunity to review the Mount Uniacke Quarry Expansion project documents. East Hants is opposed to the Mount Uniacke Quarry Expansion for reasons described in the following comments:

TRAFFIC

Increased truck traffic is a concern that has been identified by residents of Mount Uniacke. East Hants Council shares their concerns about the impact that truck traffic may have on a growing community. Although development is not currently proposed for the Uniacke Mines Road area, staff have been in discussions with property owners with frontage on both Uniacke Mines Road and Old Mines Road regarding extensive future development.

Between the 2016 and the 2021 Census period the Mount Uniacke and surrounding communities experienced a 5.3% growth rate. This trend is expected to continue as the Municipality has had significant development interest in the area. Increased residential growth will increase traffic moving throughout the community, which has the potential to conflict with truck traffic. In order to address future growth in the area, East Hants will be undertaking a secondary planning strategy to help direct future growth.

East Hants has received complaints related to the speed of trucks leaving the quarry. Safe driving practices should be discussed with truck drivers and the company should be held responsible for ensuring that haulers treat our roads and communities with respect.

Dust has also been identified by residents as a concern. Dust is being generated from trucks accessing the Uniacke Mines Road and from the aggregate that is being hauled by the trucks.

Residents have indicated that layers of dust cover their lawns, homes, heat pumps and cars and it is interfering with the enjoyment of their properties.

BLASTING

Blasting can be felt well beyond the 1 km buffer radius of the study. Many residents have complained to their Councillor of the blasting shaking their homes and rattling their dishes. There are concerns from community members that the blasting is damaging existing wells and septic systems. Residents have also indicated that the blasting can be felt as far away as the Uniacke District School.

As mentioned previously, the community of Mount Uniacke and the surrounding area are steadily growing. As the size of the quarry grows, so will the surrounding community and the impacts blasting will have on those who choose to live in the community. Mount Uniacke is a bedroom community to Halifax and those residents who choose to live in the community do so to enjoy the quiet and rural feel of the community.

SURFACE WATER

East Hants acknowledges that under the Industrial Approval monitoring is required to ensure that water exiting the quarry settling pond meets the specified water quality parameter; however, as the size of the quarry increases and more extreme weather events take place, East Hants has concerns with the accuracy and timeliness of the testing. Are there plans in place to address extreme rainfall events? Are the settling ponds designed for a 1 in 100 year rainfall event? How did the settling ponds fair during this summer's rain events and has an inspection of the settling ponds taken place to ensure there is no damage? Will the size or number of settling ponds increase with the expansion of the quarry? Contamination of the headwaters of the Sackville River is a concern for Council, as over 300 acres of the headwaters are owned by East Hants.

NOISE

With increasing development in the Mount Uniacke area and an increase in the quarry size, staff expect that there may be increased noise-related complaints concerning future blasting. Council understands that blasting has to take place at the quarry site but would encourage the Mount Uniacke Quarry to continue to be mindful of when the blasting takes place and the impact that it may have on residents in the area.

LAND USE BYLAW REGULATIONS

Although pits and quarries are regulated by the Provincial Government, any structures associated with the expansion of the Mount Uniacke Quarry are required to be compliant with the East Hants Land Use Bylaw and the National Building Code. The Mount Uniacke Quarry land (PID 45409950) is zoned Rural Use (RU) Zone, which requires that any structure closer than 1 km from the nearest non-resource related structure require a Development Agreement and that any structure farther than 1 km from the nearest non-resource related structure only requires a development/building permit. The proponent should contact the Municipality prior to the siting of any structure to determine the applicable regulations.

East Hants Council has discussed the impacts that the quarry expansion will have on Mount Uniacke and are asking that Nova Scotia Environment and Climate Change not approve the project. Major community changes are expected as growth continues and a timeline of 30 to 50 years for the quarry to be operating is unacceptable and the expansion must not proceed under the current parameters.

Please contact the undersigned at 902-883-6120 if more information is required from the Municipality in the evaluation of the Environmental Assessment.

Sincerely,

A handwritten signature in black ink, appearing to read 'John Woodford', with a stylized, sweeping flourish at the end.

John Woodford, MCIP, LPP

Director of Planning and Development



September 17, 2025

The Honourable Timothy Halman
Minister of Environment and Climate Change
PO Box 442
Halifax NS B3J 2P8

The Honourable Timothy Halman:

The Municipality of East Hants has received numerous complaints about blasting at the Mount Uniacke Quarry. Most complaints come from residents more than 1 km away from the quarry. These residents report that the blasting shakes their entire homes and disturbs the peace and tranquillity of their community. The impacts of the quarry may also be affecting developer interest in the community, which is not optimal given the current need for housing in Nova Scotia.

This letter is to notify the Department of Environment and Climate Change about the recurring blasting issues at the Mount Uniacke Quarry, in hopes that Environment and Climate Change Inspectors will take into account the serious impacts of blasting when reviewing reports from Northumberland Capital Corp. Inc. We hope that a resolution can be reached that allows residents to live comfortably in the community without being so negatively impacted by what are regulated activities of this operation.

Please contact John Woodford, Director of Planning and Development, at 902-883-6120 if further information is required from the Municipality.

Sincerely,

Eleanor Roulston,
Warden

C.c.: The Honourable Tim Houston, Premier of Nova Scotia
John A. MacDonald, MLA
Melissa Sheehy-Richard, MLA
The Honourable Brad Johns, MLA



October 16, 2025

The Honourable Timothy Halman
Minister of Environment and Climate Change
PO Box 442
Halifax NS B3J 2P8

The Honourable Timothy Halman:

Thank you for the opportunity to provide comments on the addendum to the Mount Uniacke Quarry Expansion project.

The Municipality of East Hants previously submitted feedback on the original Environmental Assessment (EA) documents in a letter dated September 28, 2023. A second letter discussing blasting issues was mailed to you in September 2025. For your reference, a copy of these letters are enclosed. While the original concerns remain relevant, the Municipality would like to offer additional comments for consideration. These further concerns focus on community development and the impact of the proposed quarry expansion on both current and future residents.

Mount Uniacke is a growing bedroom community serving the Halifax Regional Municipality. Continued development of the quarry is incompatible with this growth and risks impeding the Municipality's efforts to foster a complete and thriving community. East Hants is considering a water and wastewater feasibility study for Mount Uniacke in the 2026-2027 fiscal year. Enhancing servicing and supporting increased residential density is one way the Municipality is actively planning for a more complete community. Developer interest in the area is already significant, bringing new housing closer to the existing quarry site and raising the potential for long-term land use conflicts.

The documents submitted by Northumberland Capital Corporation Inc. suggest the quarry project could last between 30 and 50 years. This is a substantial period during which a growing community would be forced to contend with the ongoing impacts of an industrial operation that may hinder its progress and development.

Given the long-term implications for Mount Uniacke, I believe it is critical that the EA process fully consider the community's future development potential. To that end, I would like to make it clear that East Hants Council is not in favour of the quarry expansion.

Sincerely,



Eleanor Roulston
Warden, Municipality of East Hants

C.c.: The Honourable Tim Houston, Premier of Nova Scotia
John A. MacDonald, MLA
Melissa Sheehy-Richard, MLA
The Honourable Brad Johns, MLA

Mount Uniacke, NS - NCCI Quarry - Apparent Violations Identified by the Community
Photo Taken: 13-May-2022

Foreign soils directly
into the natural
environment. The
quarry is not producing
topsoil or sand.

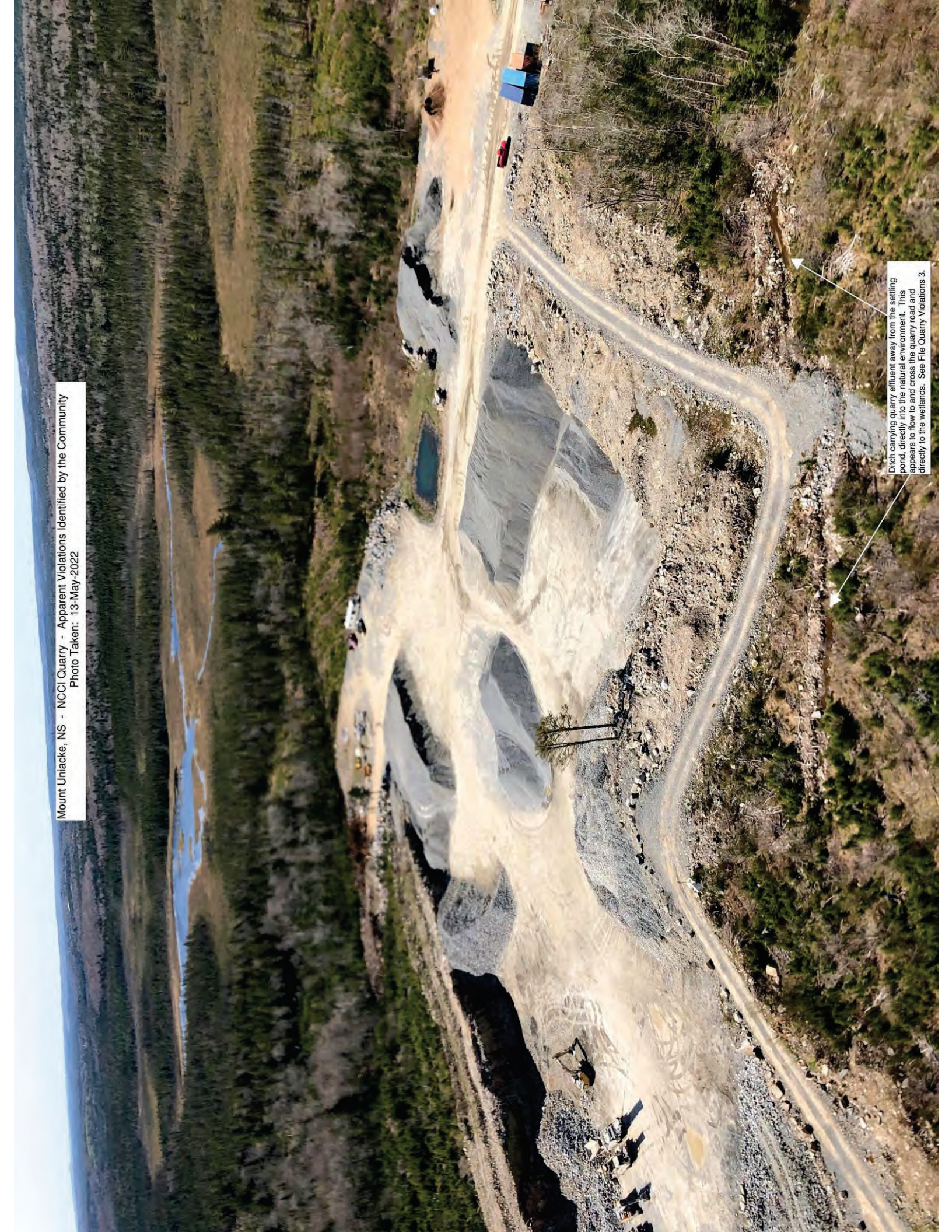
Unprotected Fuel Tank
at the edge of the infill
area. This could easily
end up as a spill into
the wetland.

Effluent directly into
the environment

Construction Waste?
Everywhere!



Mount Uniacke, NS - NCCI Quarry - Apparent Violations Identified by the Community
Photo Taken: 13-May-2022



Ditch carrying quarry effluent away from the settling pond, directly into the natural environment. This appears to flow to and cross the quarry road and directly to the wetlands. See File Quarry Violations 3.

Mount Uniacke, NS - NCCI Quarry - Apparent Violations Identified by the Community
Photo Taken: 20-May-2022 (Morning)

This road (believed to be province of Nova Scotia K Class) represents a property boundary. The road will be in the center and the property extending a distance on either side, likely 10-15m. The active quarry area is clearly not 30m from the road, let alone the property boundary.

Suspect materials appear to be being imported from off site for disposal. Likely from their construction sites. See afternoon photos.



Construction waste dumped over the bank, presumably soon to be buried. What else is buried in the infill areas?

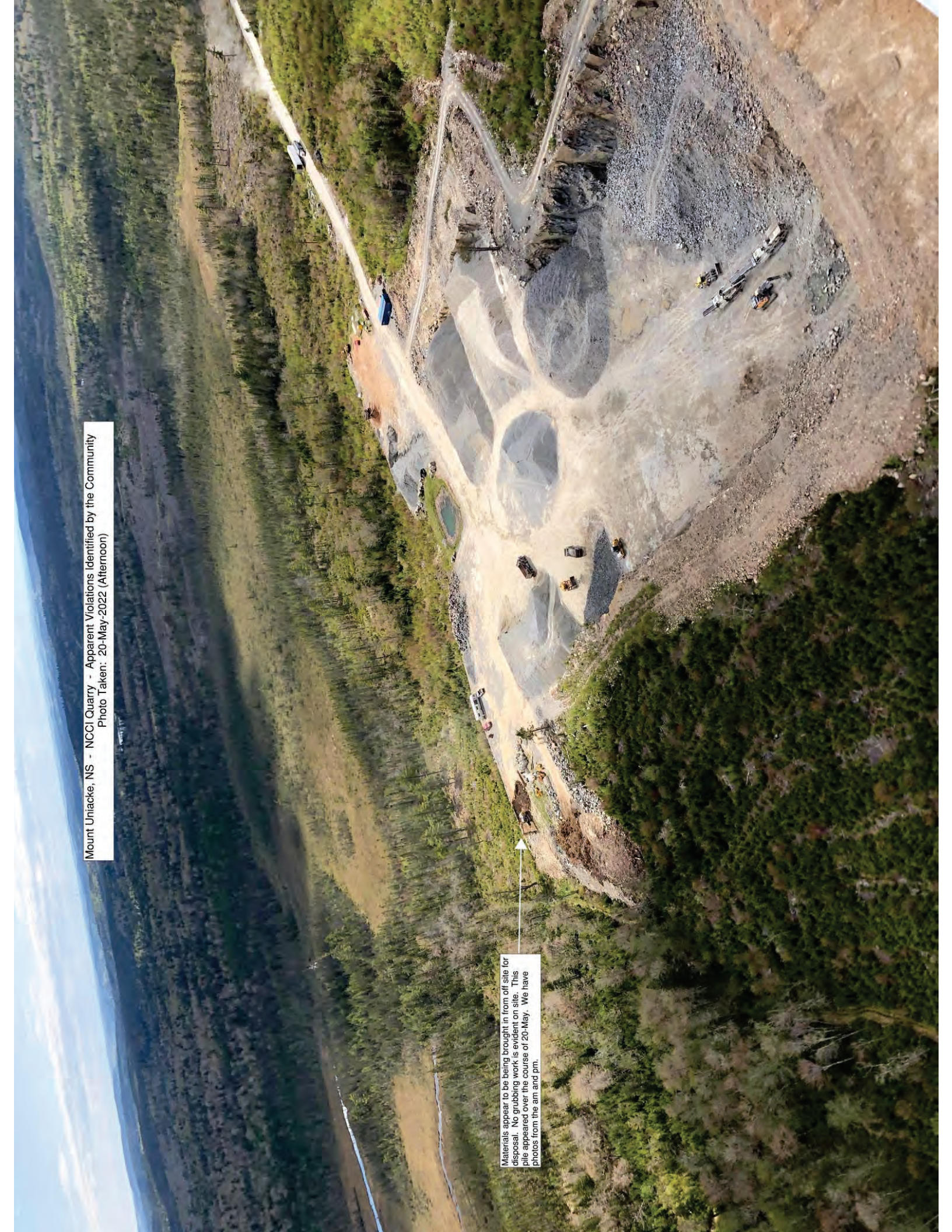
Rainwater collecting silt from gravel piles and depositing directly into the natural environment

All the gray / is silt deposited from quarry effluent.



Mount Uniacke, NS - NCCI Quarry - Apparent Violations Identified by the Community
Photo Taken: 20-May-2022 (Afternoon)

Materials appear to be being brought in from off site for disposal. No grubbing work is evident on site. This pile appeared over the course of 20-May. We have photos from the am and pm.



Mount Uniacke, NS - NCCI Quarry - Apparent Violations Identified by the Community
Photo Taken: 3-May-2022



Effluent Running Away from the Settling Pond

Partially Buried
Pretabricated Concrete?

Construction Waste? Pretabricated
Concrete, Steel, old tires?

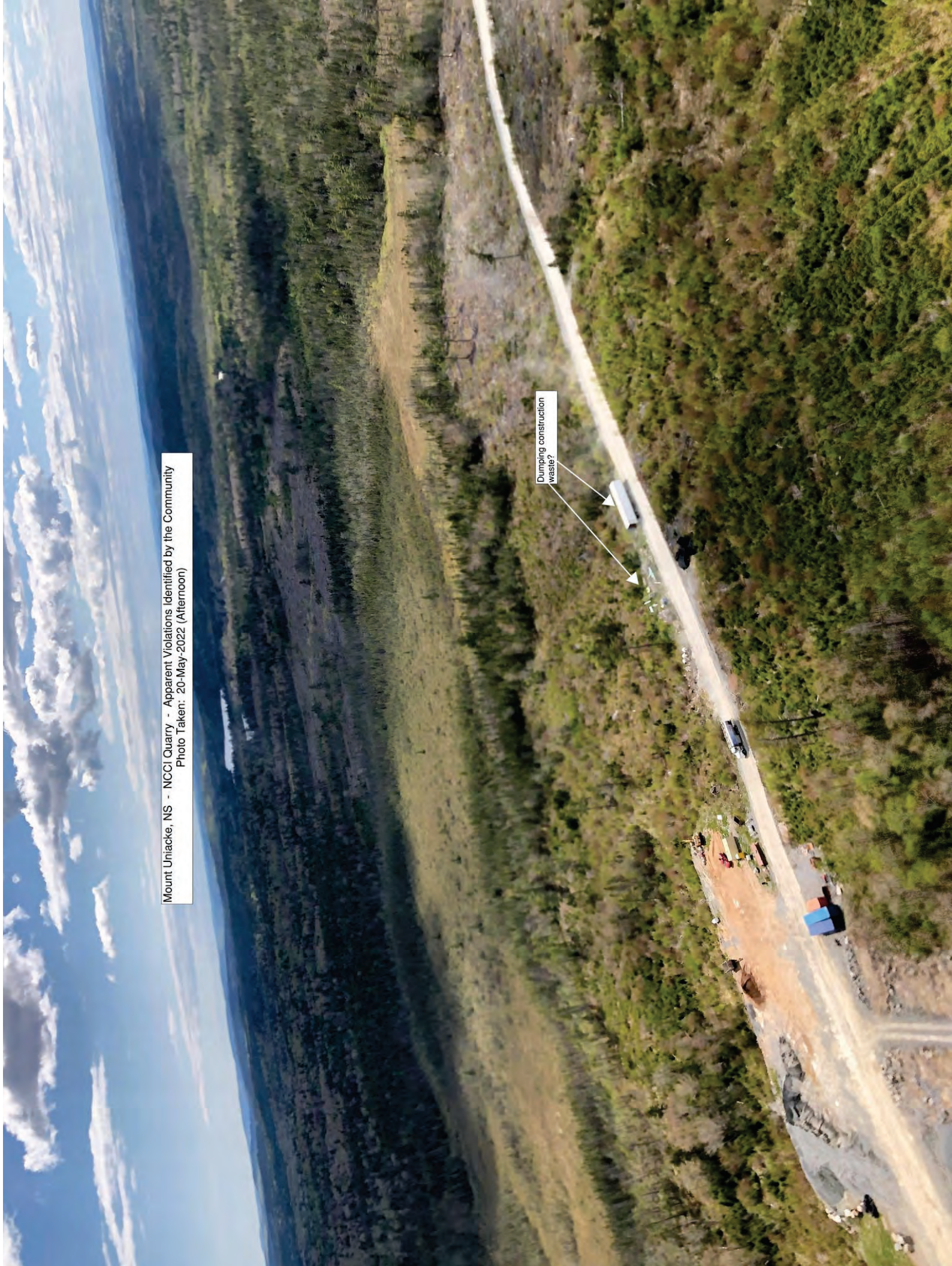
?

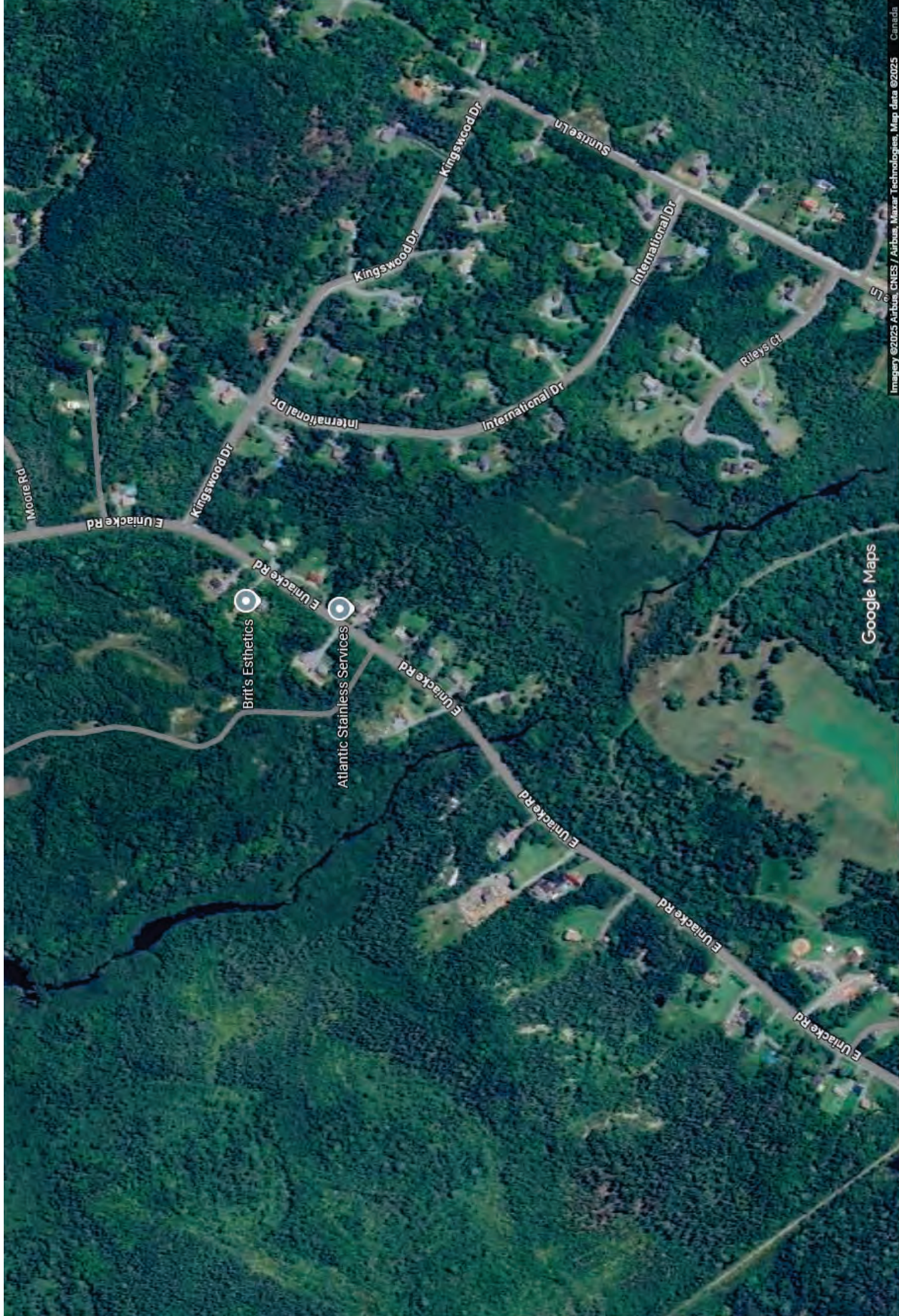
Construction Waste? Vinyl Siding?

Construction Waste? Lumber?

Mount Uniacke, NS - NCCI Quarry - Apparent Violations Identified by the Community
Photo Taken: 20-May-2022 (Afternoon)

Dumping construction
waste?





Google Maps



Disturbed Wetland that has a 50m buffer identified in approval documents.

Access Road that was to be relinquished by NSECC Directive clearly in use. See live tracks.

Dred Rig

Recently Completed Drill Holes

Quarry Equipment taking contaminants onto the ground

Quarry Equipment is located outside the approved Quarry Area

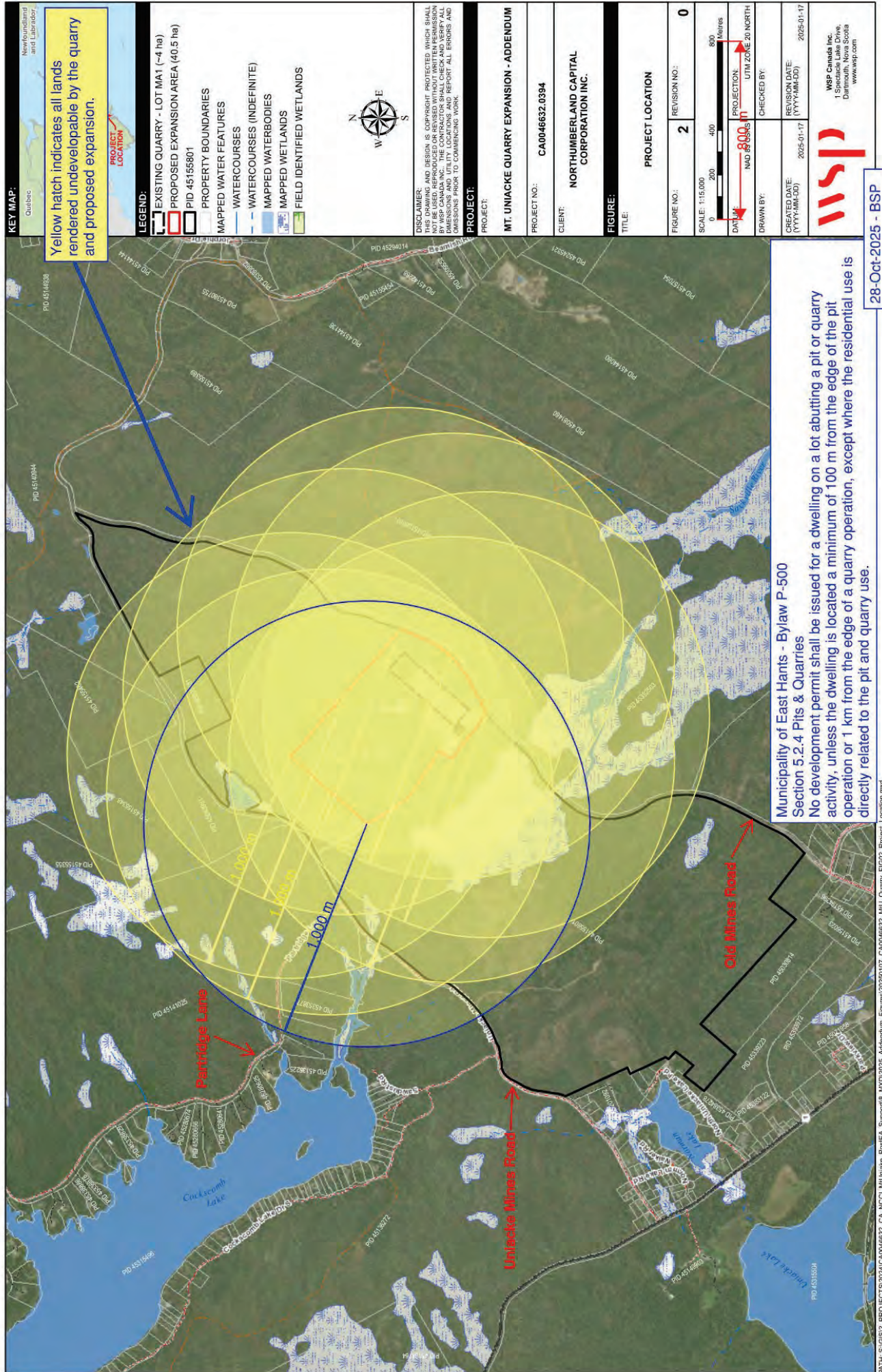
Legend

Red Text & Arrows: Apparent Violation

Blue Text & White Arrows: General Information

Apparent Quarry Violations

Prepared: 15 Apr 2025
Image: Quarry
Image Date: 20 Apr 2025
1 of 17



From:
To: [Premier](#)
Cc: [Minister, Env; Environment Assessment Web Account; paulwozneymla@gmail.com; lisalachancemla@gmail.com; info@mombourquette.ca; info@ianrankin.ca; MLA Sackville - Uniacke; eroulston@easthants.ca; mperry@easthants.ca; kody.blois@parl.qc.ca](#)
Subject: From one of your citizens on blasting impacts
Date: October 28, 2025 10:51:29 PM

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Concerns About Blasting Impacts

Premier Houston,

The quarry blasting near our homes from the Uniacke Mines Rd quarry causes violent concussions that trigger real physical and emotional distress - not unlike PTSD - for both residents and our pets. People should not have to live like this. We chose Mount Uniacke for its peaceful, rural, lakeside setting - not to feel as though we're living in a war zone. **The attached photo of a blast over Cockscomb Lake in 2024** gives a snapshot of exactly what we're experiencing.

Residents have repeatedly observed that the blast monitoring equipment, owned by BME Engineering - NCCI's own consultant - was not set up correctly. On several occasions, it was placed on soft ground instead of hard surfaces, contrary to industry standards. This raises serious concerns about the reliability of the blast data that NSECC uses to assure the public that "blasts are within acceptable limits."

If these reports were accurate, how is it that people across a wide area - from just over one kilometre to as far as twelve - all feel the same shockwaves and distress at the same time on blasting days?

Adding to this, BME Engineering's representative, Mr. Bruce MacNeil, sits on the Community Liaison Committee - the very group meant to represent the interests of affected residents. This is a clear conflict of interest and undermines any trust in the process. Would you, Mr. Houston, feel comfortable with that arrangement if it were your home being shaken?

We respectfully request that you hold a public Town Hall here in Mount Uniacke before any decision is made.

Thank you,

Resident, Uniacke Mines Road, MU



From:
To: Premier
Cc: Minister, Env; Environment Assessment Web Account; paulwozneymla@gmail.com; lisalachancemla@gmail.com; info@mombourquette.ca; info@iainrankin.ca; mlabradijohns@gmail.com; eroulston@easthants.ca; mperry@easthants.ca; kody.blois@parl.qc.ca
Subject: Request for Extension of EA Comment Period and Town Hall Meeting in Mount Uniacke
Date: October 28, 2025 11:46:11 PM

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Dear Premier Houston and Minister Halman,

In an email received by a member of our Mount Uniacke Opposition Team from the Environmental Assessment Branch of NSECC (**dated October 15, 2025, 10:40 AM**), it was confirmed that:

*“The required project information was submitted to the Department on September 16, 2025, in accordance with the Environmental Assessment Regulations. In accordance with the Regulations, the project **was officially registered for environmental assessment on September 23, 2025**, and is currently under review.”*

As noted, the Environmental Assessment Regulations required the project to be officially registered by **September 16, 2025**. It appears, however, that the proponent was granted an additional **seven (7) days**, with registration completed on **September 23, 2025**.

In the interest of fairness and transparency, the residents of Mount Uniacke respectfully request the same courtesy — that the **public comment period be extended by seven (7) days**, from **November 2 to November 9, 2025**. Accordingly, we ask that the **Minister’s decision date** be adjusted to **November 19, 2025** to reflect this adjustment.

Additionally, we request that a **Town Hall meeting** be held in Mount Uniacke prior to **November 12, 2025**, to allow for direct engagement between government representatives and residents. This meeting would provide much-needed clarity on many outstanding questions and give citizens a fair opportunity to be heard before any final decision is made.

Thank you for your attention to this important matter. ***Our community looks forward to your prompt and considerate response.***

Respectfully,

Resident, Partridge Lane
Cockscomb Lake, Mount Uniacke